003.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,900 / 982,900
					USE VALUE:	982,900 / 982,900
					ASSESSED:	982,900 / 982,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONSTANDAKIS NICHOLAS
Owner 2:	KONSTANDAKIS VICKI
Owner 3:	
Street 1:	22 OLD CAMBRIDGE TPKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KONSTANDAKIS NICHOLAS -
Owner 2:	-
Street 1:	22 OLD CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2562 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	523,200	4,900	454,800	982,900
Total Card	0.114	523,200	4,900	454,800	982,900
Total Parcel	0.114	523,200	4,900	454,800	982,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.65 | /Parcel: 383.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	523,400	4900	4,950.	454,800	983,100	983,100	Year End Roll	12/18/2019
2019	104	FV	391,100	4900	4,950.	483,200	879,200	879,200	Year End Roll	1/3/2019
2018	104	FV	391,100	4900	4,950.	352,500	748,500	748,500	Year End Roll	12/20/2017
2017	104	FV	367,000	4900	4,950.	307,000	678,900	678,900	Year End Roll	1/3/2017
2016	104	FV	367,000	4900	4,950.	261,500	633,400	633,400	Year End	1/4/2016
2015	104	FV	327,300	4900	4,950.	255,800	588,000	588,000	Year End Roll	12/11/2014
2014	104	FV	327,300	4900	4,950.	210,300	542,500	542,500	Year End Roll	12/16/2013
2013	104	FV	340,500	4900	4,950.	200,100	545,500	545,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 290

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONSTANDAKIS NI	68866-164		2/6/2017	Convenience	99	No	No		
	18581-272		9/1/1987		122,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

User Acct

2909

GIS Ref

GIS Ref

Insp Date

08/11/17

!290!

PRINT

Date	Time
12/10/20	16:07:08

LAST REV

Date	Time
10/27/17	07:32:05

ekelly

USER DEFINED

Prior Id # 1:	2909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10691905
Const Adj.:	0.98000199
Adj $ / SQ:	184.413
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642728
Depreciation:	119547
Depreciated Total:	523181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

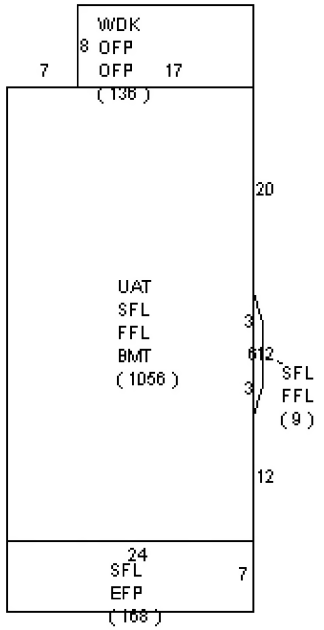
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.41
Special Features:	0	Val/Su Net:	124.75
Final Total:	523200	Val/Su SzAd	227.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,233	184.410	227,381
FFL	First Floor	1,065	184.410	196,400
BMT	Basement	1,056	55.320	58,422
OFP	Open Porch	272	22.110	6,015
UAT	Upper Attic	264	129.090	34,080
EFP	Enclos Porch	168	42.560	7,150
WDK	Deck	136	13.090	1,780

Net Sketched Area:	4,194	Total:	531,228

Size Ad	2298	Gross Are	4986	FinArea	2562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X22	A	AV	1940	21.68	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900